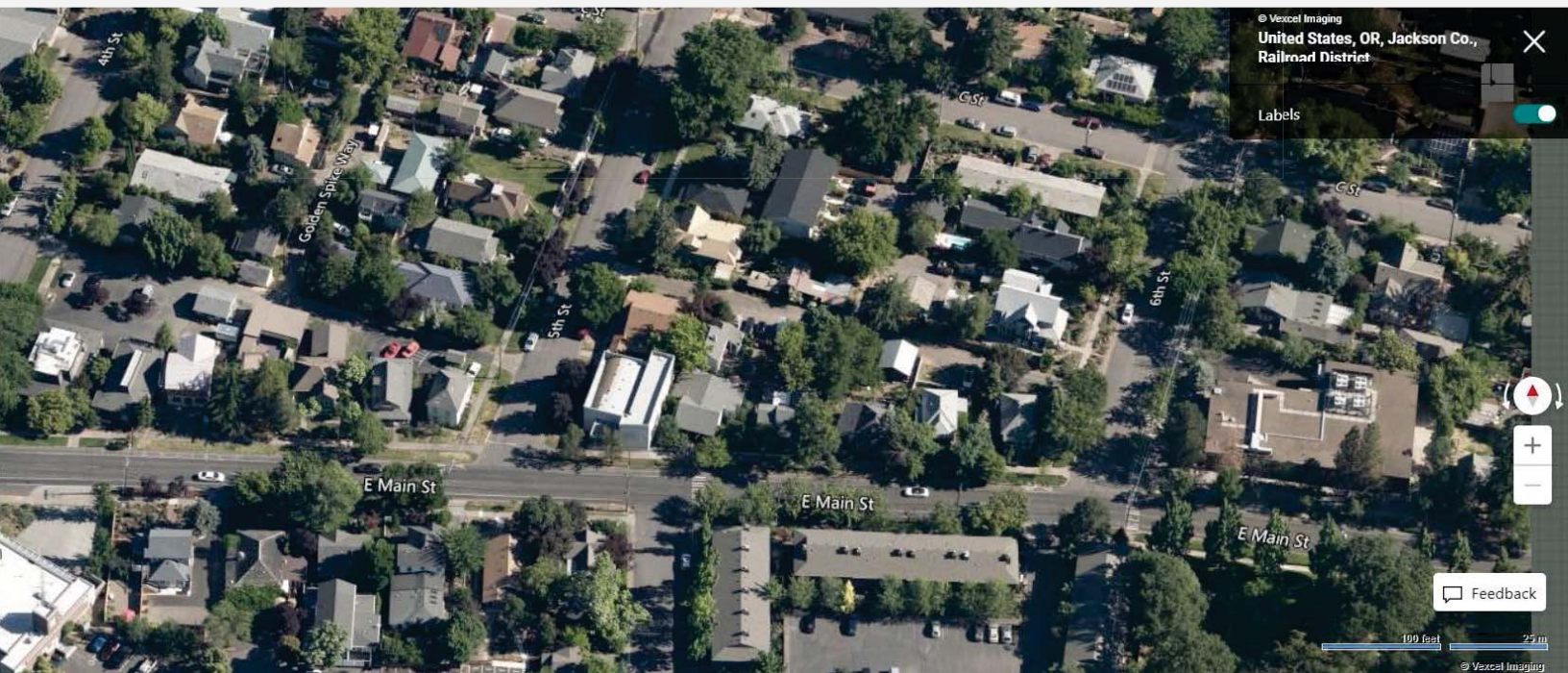


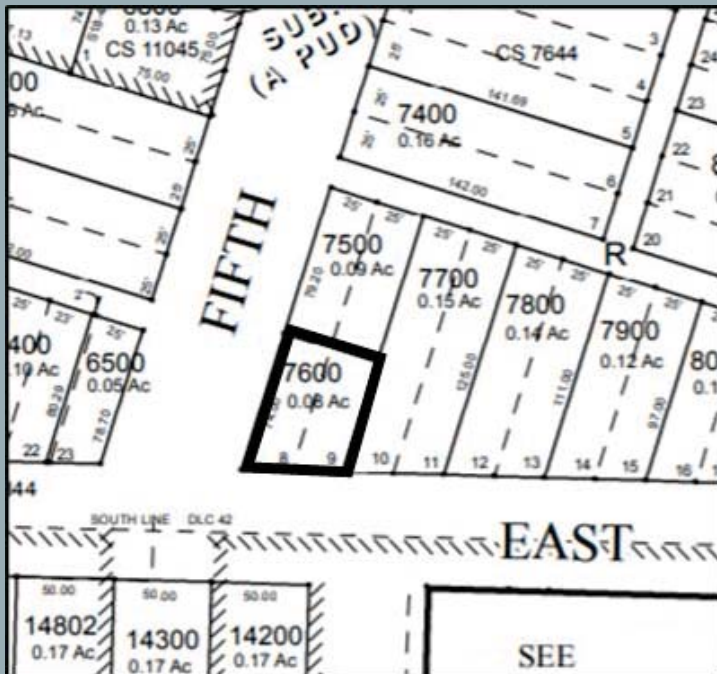
HISTORIC RENOVATION 599 E MAIN STREET







SUBJECT PROPERTY



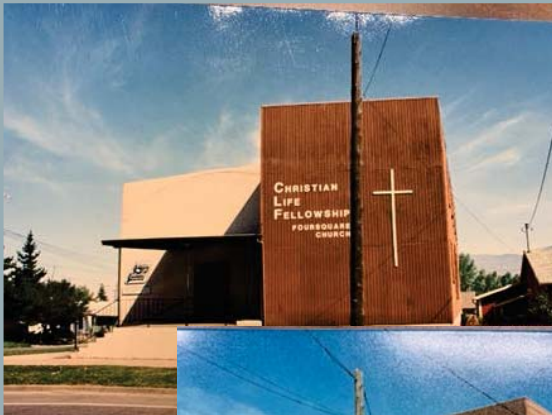
SITE PLAN



SCALE: 3/32" = 1'-0"

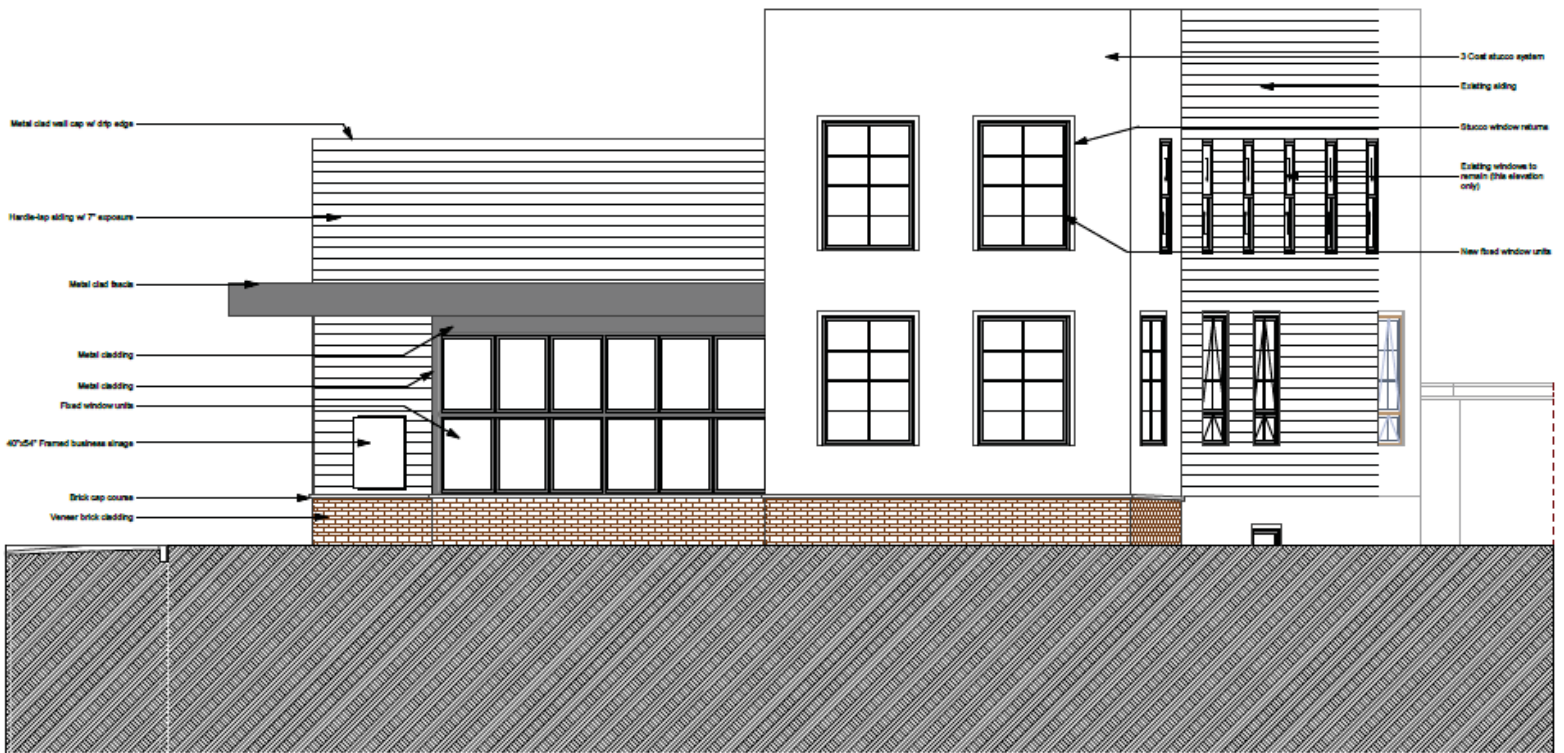


EXISTING STRUCTURE





NORTH ELEVATION E MAIN STREET



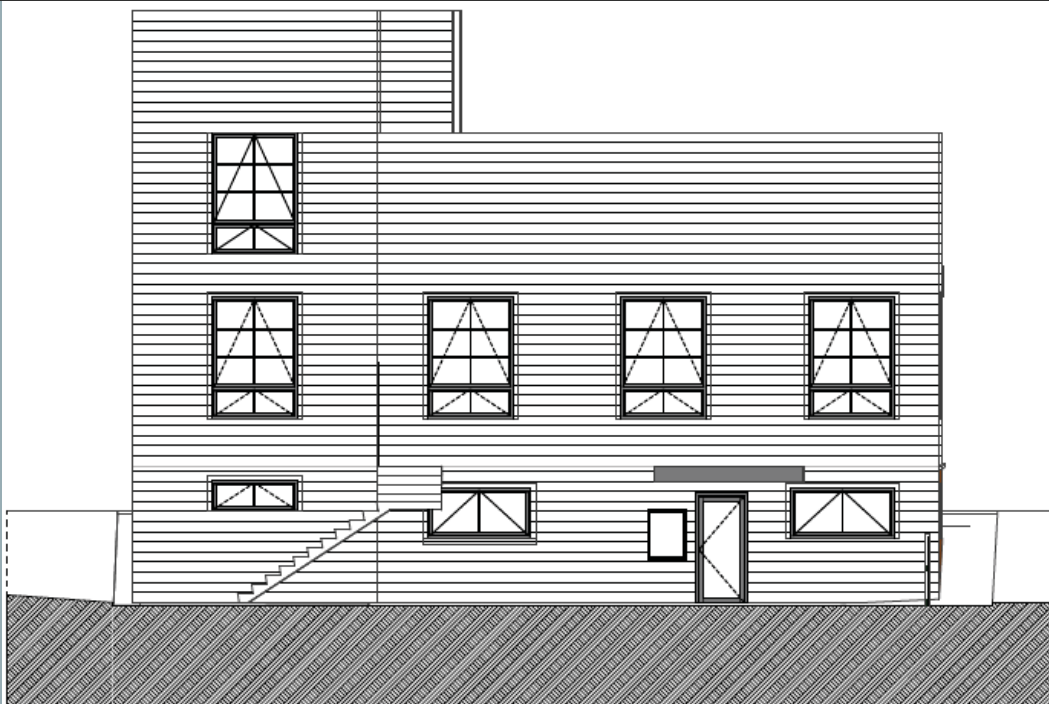
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



CONCLUSION

The Conditional Use Permit is to allow for the expansion of an existing, non-conforming structure on a commercially zoned property that has no parking. The use of the structure was a religious institution, that use predated the zoning code of the city thus there isn't a 'conditional use permit' approval of the church use of the property as require per today's land development ordinance.

The property has been occupied with a large area, numerous occupancy potential, site filling, church structure for nearly 100 years. There has never been parking associated with the large area church structure that allowed for hundreds of occupants.

When comparing the proposed uses to the "envisioned use" as a retail type establishment with less than half of the floor area, it has been demonstrated in the findings and with the technical memo provided by the Traffic Engineer that the proposed use will generate similar daily trips but less weekend trips and will not have a greater impact on livability of the impact area.

IMPACT AREA

